

DRAFT
Building Committee

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March 11, 2009

Members present: Bill Currin, Gary Sawicki, Bob Monthei, Hans Pedersen (6:20pm)
Also present: Rob Francis, Ron Melnik, Susan Viccaro, Ted Lombardo

The meeting was called to order at 6:13pm.

Bill Currin told the Committee that the RFQ & the RFP for architectural and engineering services for the wells and the athletic complex are complete and the hope is that they will be posted within the next couple of days.

Ron Melnik distributed and reviewed a handout of the estimated timeline for each of the projects.

On a motion by Gary Sawicki, second Hans Pedersen, the minutes to the meeting of December 8, 2009 were unanimously approved.

It was decided that the bid advertisement will be posted in the Middletown Press unless we are informed that it must be posted elsewhere.

The roof bid is for the actual work, not for the architectural and engineering. Rob Francis explained that they have decided to go through Garland and will save the cost of the 6% that the architects usually receive. By dealing directly with Garland they will be ready to go right after the school year ends. There will be no activity on the school sites until after the kids are gone.

Bill Currin said there have been meetings with Durham P & Z regarding the roofs and wells to assure them that the zoning is consistent with the regulations for schools. Approval was granted but that does not mean that they have given approval for the entire projects.

Bill Currin made a motion, second Bob Monthei to approve publishing of an "Invitation to Bid" in a newspaper that has circulation in the Towns of Durham and Middlefield. The "Invitation to Bid" will request an RFP/RFQ for three (3) water systems located at Memorial, Brewster and Lyman Schools and an athletic complex on the Coghinchaug Regional High School, Korn School and Strong School campus. This "Invitation to Bid" authorizes the committee to, among other things, select architectural and/or engineering firms(s) to, among other things, prepare preliminary, schematic, and final plans for the project. The motion was unanimously approved.

A copy of the legal notices as well as copies of the RFQ & RFP for the water systems and for the athletic complex was distributed to the members. Interested firms may request copies from the central office or may download them from the District website.

Bob Monthei questioned whether anything was mentioned about prevailing wages in the athletic bid. Bob feels this is an area where the District can save a lot of money. We don't have to offer prevailing wages because we don't have to follow the State guidelines on this project. He was told that this bid is just for an architectural firm. That will be discussed further and can be put into the bid specification for the actual contractor for the work on the complex.

Mr. Melnik distributed a handout and pamphlet on Qualification Based Selection (QBS). It is a method for evaluating the firms that apply for both the architectural and engineering services and later the contractors. We will be using a modified QBS system because cost will also be a factor in our selection process. This method will evaluate companies fairly based on their qualifications prior to reviewing their proposal. The bids for qualifications and the proposals will come in two separate envelopes and the committee can choose to not even open the proposals if they don't think the company is qualified to do the work. Only voting committee members will participate in the selection process.

Ron Melnik said the bonding rates are still favorable so he is anticipating some savings there. There should also be savings seen on the actual bids for the work because contractors are very anxious to get work and bids are coming in low.

Sue Viccaro cautioned the Committee about proceeding carefully if there is extra money when the project is complete. Although the temptation to accomplish more with the money will be there we will still need to stay within the scope of the project.

Rob Francis suggested setting up the bidding with alternates that will allow the extra items in the project scope to get completed if the money is available.

It was decided that the Board of Education will be asked to weight in on this when the time comes to make those decisions.

It is anticipated that there may still be some issues with the Durham P & Z to overcome regarding sound and parking. Rob suggested that one of the questions that can be asked of the design teams during the interviews is if they have any experience with Planning & Zoning Commissions or Inland Wetland Commissions.

Ted Lombardo mentioned a potential grant opportunity through the CT Association of Athletic Directors and a private foundation that will give money to high schools that are currently in the design phase of athletic facility upgrades. This grant can be up to \$500,000 and Ted feels that the District is a good candidate. We can apply after we have selected an architect.

Ted mentioned that the Falcon's Football organization has offered support in getting the practice fields on the Stannard property ready for play.

Rob said he received a call from a company called Sportex. They have come up with another raw material to use instead of tires in artificial turf. Rob thinks there will be many choices in materials for the Committee to review.

The next meeting of the Committee was not set but will be held as soon as the bids are available for the Committee to review.

The Committee adjourned at 7:05pm.

Respectfully submitted,

Sue Gaudreau